

**CERTIFICATE OF OWNERSHIP, DEDICATION AND COMPLIANCE WITH DEED RESTRICTIONS OR COVENANTS**

I (we) HEREBY CERTIFY THAT I AM (we are) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (we) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (our) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS, AND DEDICATE ALL STREETS, ALLEYS, WALKS, AND PARKS AS SHOWN TO PUBLIC OR PRIVATE USE AS NOTED. I (we) FURTHER ACKNOWLEDGE THAT ANY CHANGE TO THIS SUBDIVISION CONSTITUTES A RESUBDIVISION AND REQUIRES THE APPROVAL OF THE PLANNING COMMISSION. FURTHERMORE, I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN IS NOT PROHIBITED UNDER ANY CURRENT DEED RESTRICTIONS OR COVENANTS ON THE PROPERTY.

DATE 5/31/12 OWNER Jerry C. Gaw, Inc.

DATE \_\_\_\_\_ OWNER \_\_\_\_\_

**CERTIFICATE OF ACCURACY AND PRECISION**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE COOKEVILLE PLANNING COMMISSION. I FURTHER CERTIFY THAT THE DEGREE OF PRECISION LINEAR AND ANGULAR MEASUREMENTS REQUIRED OF AN URBAN AND SUBURBAN SURVEY, AS ESTABLISHED BY THE TENNESSEE BOARD OF SURVEYORS FOR LAND SURVEYORS, IS MAINTAINED. I FURTHER CERTIFY THAT THE MONUMENTS AND PERMANENT MARKERS SHOWN HEREIN, TO THE SPECIFICATIONS OF THE COOKEVILLE PLANNING COMMISSION, ARE MAINTAINED.

DATE 5/31/12 SURVEYOR'S SIGNATURE [Signature]  
COMMISSIONER

**CERTIFICATE OF EXISTING FIRE HYDRANTS**

I HEREBY CERTIFY THAT THE FIRE HYDRANTS SHOWN ON THIS PLAT ARE IN PLACE AND CAN ADEQUATELY SERVE THE LOTS SHOWN HEREIN.

DATE 5-31-12 CHIEF Roger Aguano  
COOKEVILLE FIRE DEPT.

**CERTIFICATE OF APPROVAL OF SEWAGE COLLECTION FACILITIES**

I HEREBY CERTIFY THAT (1) PUBLIC SEWAGE COLLECTION FACILITIES ARE INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY OF COOKEVILLE'S SPECIFICATIONS; OR (2) A FINANCIAL GUARANTEE ACCEPTABLE TO THE COOKEVILLE PLANNING COMMISSION IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT.

DATE 5/31/12 DIRECTOR OF DEPT. OF WATER QUALITY CONTROL [Signature]

**CERTIFICATE OF APPROVAL OF NEW WATER LINES**

I HEREBY CERTIFY THAT (1) WATER LINES ARE INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE COOKEVILLE PLANNING COMMISSION; OR (2) A FINANCIAL GUARANTEE ACCEPTABLE TO THE COOKEVILLE PLANNING COMMISSION IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT.

DATE 5/31/12 DIRECTOR OF DEPT. OF WATER QUALITY CONTROL OR WATER UTILITY DISTRICT REP. [Signature]

**CERTIFICATE OF APPROVAL OF POWER EASEMENTS**

I HEREBY CERTIFY THAT ACCEPTABLE POWER UTILITY EASEMENTS HAVE BEEN PROVIDED ACCORDING TO THE REQUIREMENTS OF THE COOKEVILLE ELECTRIC DEPARTMENT.

DATE 5/31/12 DIRECTOR OF COOKEVILLE ELECTRIC DEPT. [Signature]

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE COOKEVILLE MUNICIPAL PLANNING COMMISSION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE OFFICIAL MINUTES OF THE COOKEVILLE PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF PUTNAM COUNTY, TENNESSEE.

DATE 6/13/12 DIRECTOR OF PLANNING [Signature]  
DATE 6/14/12 SECRETARY, COOKEVILLE MUNICIPAL PLANNING COMMISSION [Signature]

**CERTIFICATE OF APPROVAL OF NEW STREETS AND DRAINAGE SYSTEM**

I HEREBY CERTIFY THAT (1) STREETS, DRAINAGE SYSTEM (EASEMENTS, CULVERTS, ETC.) AND OTHER IMPROVEMENTS (CURBS, SIDEWALKS, ETC.) AS REQUIRED BY THE COOKEVILLE PLANNING COMMISSION ARE INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE REQUIRED SPECIFICATIONS; OR (2) A FINANCIAL GUARANTEE ACCEPTABLE TO THE COOKEVILLE PLANNING COMMISSION IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT.

DATE 5/31/12 DIRECTOR OF PUBLIC WORKS [Signature]

**EASEMENT AND RIGHT-OF-WAY RESTRICTIONS:**

- NO PERMANENT STRUCTURE SUCH AS A DECK, PATIO, GARAGE, CARPORT, OR OTHER BUILDING SHALL BE ERECTED WITHIN THE LIMITS OF ANY EASEMENT SHOWN ON THIS PLAT.
- NO EXCAVATION, FILLING, LANDSCAPING OR OTHER CONSTRUCTION SHALL BE PERMITTED IN ANY DRAINAGE EASEMENT SHOWN ON THIS PLAT IF SUCH EXCAVATION, FILLING, LANDSCAPING OR OTHER CONSTRUCTION WILL ALTER OR DIMINISH THE FLOW OF WATER THROUGH SAID EASEMENT.
- ALL DRIVEWAYS, ENTRANCES, CURB CUTS OR OTHER POINTS OF INGRESS OR EGRESS TO THE LOTS SHOWN ON THIS PLAT SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY OF COOKEVILLE OR PUTNAM COUNTY. CONTACT THE DEPARTMENT OF PUBLIC WORKS OR COUNTY ROAD SUPERINTENDENT FOR INFORMATION.
- THE PLACING OF PIPE WITHIN OR OTHERWISE FILLING OF THE DITCHES WITHIN THE RIGHTS-OF-WAY SHOWN ON THIS PLAT IS PROHIBITED WITHOUT THE APPROVAL OF THE CITY OF COOKEVILLE. CONTACT THE DEPARTMENT OF PUBLIC WORKS FOR INFORMATION.

**SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION**

ACCORDING TO THE FEMA FIRM # 47141C0140D  
DATED: May 16, 2007

CHECK ONE:  
X : NO AREAS OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT ARE IN A SFHA  
: ALL OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT IS IN A SFHA  
: SHADED AREA(S) OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT ARE IN A SFHA

CITY OF COOKEVILLE  
MAP 53-O GRP B 11.00

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	25.00'	10.84'	N 89°07'09" W	10.76'

CITY OF COOKEVILLE  
MAP 53-O GRP B 11.00

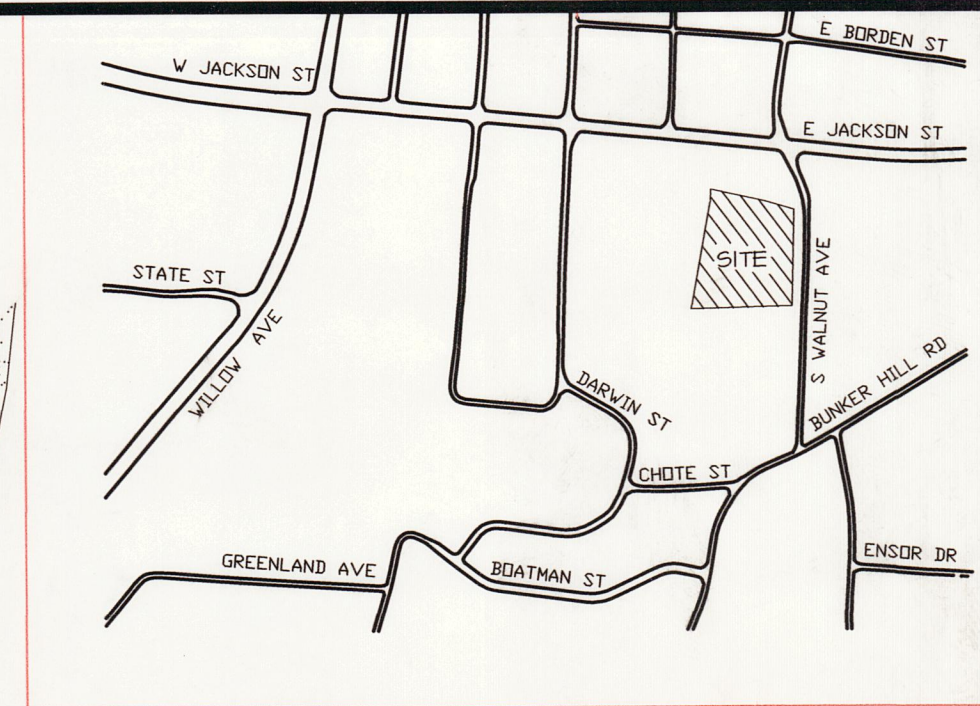
MICHAEL EASLEY  
MAP 53-O GRP B PAR 16.00  
BOOK 321 PAGE 535

Note A: The intention of the lots line between units is along the airspace between the units. Therefore the property lines which bisect the airspace between attached units will not encroach upon the walls of the respective units regardless of any conflict with the bearing and/or distance shown hereon.

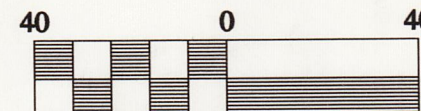
Note B: All water and sewer lines are private from the master meter and sewer manholes, respectively. The location of these utilities are approximate.

Note C: The lot corners as shown hereon are paper located and have not been set in the field.

DAVID NASH  
MAP 53-O GRP B PAR 19.00  
RB498 PAGE 191



Vicinity (N.T.S.)



Note: A portion of the plat drawn hereon was derived from a survey performed by Clinton Surveying.

Note: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts that a current accurate title search will reveal.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. blufflines, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or right-of-ways.

I hereby certify that this is a category I survey and that the ratio of precision of the unadjusted survey is 1:10000 as shown hereon.

Drawn by: CMV File No.: 11-159c1 revised lot 4

**Legend**

Common Area	[Pattern]
Private Permanent Vehicular Access Easement and Public Utility Easement	[Pattern]
Public Utility Easement	[Pattern]
Private Detention Pond Easement	[Pattern]
Private Drainage Easement	[Pattern]

**FINAL PLAT FOR ST. JAMES WEST - PHASE IV REDIVISION OF LOT 4**

PRESENTED TO COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: JERRY C. GAW INC.	SURVEYOR: CHRISTOPHER M. VICK
ADDRESS: 640 NORTH DIXIE AVE COOKEVILLE TN 38501	ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN. 38506
TELEPHONE: 526-3700	TELEPHONE: 931-372-1286
ENGINEER: CLINTON ENGINEERING	OWNER: JERRY C. GAW INC.
ADDRESS: 380 SO LOWE #6 COOKEVILLE TN 38501	ADDRESS: 640 NORTH DIXIE AVE COOKEVILLE TN 38501
TELEPHONE: 372-0427	TELEPHONE: 526-3700

ACREAGE SUBDIVIDED: 0.55 LOTS: 10 TAX MAP: 53-O "E" PARCEL NO: 9.00  
DEED BOOK REFERENCE: RB673 PAGE 356 SCALE: 1"=40'-0" DATE: 27 APRIL 2012

VICK SURVEYING, LLC  
2772 Hidden Cove Road, Cookeville, TN 931-372-1286

Harold Burris, Register Putnam County	
Rec #: 106681	Instrument #: 141258
Rec'd: 15.00	Recorded
State: 0.00	6/4/2012 at 8:49 AM
Clerk: 0.00	in Plat Cabinet
Other: 2.00	G
Total: 17.00	Pgs 40A-40A